

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
JANUARY 21, 1982

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority, Board Room, City Hall, One City Hall Square, Boston, Massachusetts at 2:30 p.m. on January 21, 1982. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Robert L. Farrell  
James K. Flaherty  
Clarence J. Jones

Absent

Joseph J. Walsh (came in later)  
William A. McDertnott, Jr.

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39, as amended, of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at 2:30 p.m. on January 21, 1982, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

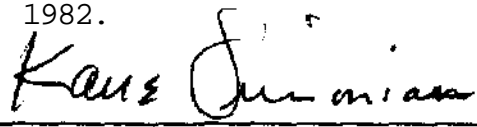
Title Secretary

January 14, 1982

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on January 14, 1982, I filed in the manner provided by Section 23B of Chapter 39, as amended, of the General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 21st day of January, 1982.

  
Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of January 7, 1982 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

On the presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

John Avault	\$ 825.00
R. J. Delmonico, Inc.	15,888.28
Susan E. Jaster	1,275.00
Margaret C. O'Brien	103.14
Schoenfeld Associates, Inc.	9,509.79
Moshe Safdie and Associates, Inc.	320.82
Tibbetts Engineering Corp.	5,911.07
Universal Engineering Corporation	27,746.69
Paul McGowan	5,000.00

Mr. Walsh entered the meeting at this point.

Copies of a memorandum dated January 21, 1982 were distributed re Downtown Waterfront-Faneuil Hall Urban Renewal Project, Mass. R-77 - Tentative Designation of Redeveloper for Parcel D-10, attached to which were copies of a Resolution; a Summary of Terms of the Leasehold Agreement; a map indicating the location of the parcel; a News Release dated September 28, 1981; and Design and Development Guidelines for Parcel D-10.

Addressing the Authority and answering the Members' questions were Mr. James F. Sullivan, principal of Marketplace Center Associates, the proposed developer; and representatives of architects WZMH Group, Inc. and development consultants Meredith & Grew.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL D-10 IN THE WATERFRONT URBAN RENEWAL AREA PROJECT NO. MASS. R-77" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4158.

Mr. Walsh left the meeting at this point.

Copies of a memorandum dated January 21, 1982 were distributed re Charlestown Project, Mass. R-55 Site Preparation Contract "Z", E.P.A. No. C250-509-01, G. Conway, Inc., Reduction in Retainage, attached to which were copies of an invoice dated January 7, 1982 from G. Conway, Inc. and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 15, a portion of the retainage in the amount of \$23,966.64 by G. Conway, Inc., for Site Preparation Contract "Z" (E.P.A. Funded) in the Charlestown Project, Mass. R-55, is approved for payment, subject to E.P.A., Mass. DWPC, and BWSC approval.

Copies of a memorandum dated January 21, 1982 were distributed re South End Urban Renewal Area, Project No. Mass. R-56, Final Designation of Redeveloper Parcel SE-80, 217-219 East Berkeley Street, attached to which were copies of a map indicating the location of the parcel; a Resolution; a letter dated January 19, 1982 from Kwock Gen Jee, et al; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; a letter dated January 20, 1982 from First National Boston Mortgage Corporation with three Verification of Deposit Statements attached; a letter dated December 31, 1981 from First National Boston Mortgage Corporation with two Mortgage Disclosure Statements attached; and a Construction Loan Commitment from the First National Boston Mortgage Corporation dated January 5, 1982.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL SE-80 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4159.

Copies of a memorandum dated January 21, 1982 were distributed re South End Urban Renewal Area, Mass. R-56, Request for Certificate of Completion for Disposition Parcels 19B-6, 19B-7, 19B-8 and 19B-10, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for the following units: Building H, Shawmut Avenue, Nos. 393-A, 393-B, 395-A, 395-B, 397-A, 397-B, located in Disposition Parcel 19B-6; Building J, Tremont Street and Zero Aquadilla, Nos. D-A, D-B, 636-A, 636-B, located in Disposition Parcel 19B-7; Building K, West Dedham Street, Nos. 1-A, 1-B, 3-A, 3-B, 7-A, 7-B, 5, located in Disposition Parcel 19B-10; Building L, Shawmut Avenue, Nos. 350, 352, 354, 356, 358-A, 358-B, West Dedham Street, Nos. 9-A, 9-B, 11-A, 11-B; located in Disposition Parcel 19B-10; Building M, West Dedham Street, Nos. 13, 15-A, 15-B, 17, 19-A, 19-B, 21, 23-A, 23-B, 25-A, 25-B, 31, 33, 35-A, 35-B, 37-A, 37-B, 39, 41, 43-A, 43-B, 45, 47-A, 47-B, 49-A, 49-B, 51, 53, 55-A, 55-B, located in Disposition Parcel 19B-8, in the South End Urban Renewal Area. "B" designates ground floor apartments.

Copies of a memorandum dated January 21, 1982 were distributed re Request Approval for Redeveloper to Transfer Title to Dewey Square Tower Site to Expanded Partnership, attached to which were copies of a Fact Sheet for Rose Associates Transfer to Bostrose Associates, L.P. and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That approval is hereby given, pursuant to Article IV, Section 401, of the Land Disposition Agreement dated September 3, 1981, between the Authority and Rose Associates, for conveyance of title to Parcel C-5B of the South Station Urban Renewal Area, ("Parcel B" as defined in the said Agreement) to Bostrose Associates, a Massachusetts limited partnership, as of December 31, 1981; and the Director is authorized to execute an amendment to the LDA including such other terms and conditions as the Director deems appropriate and in the best interest of the Authority.

Mr. Walsh returned to the meeting at this point.

Copies of a memorandum dated January 21, 1982 were distributed re Authorization to Advertise a Public Hearing on a Development Plan for a Proposed Planned Development Area Zoning Designation - Massachusetts General Hospital, Charles, Fruit, Parkman and Blossom Streets, Boston, attached to which were copies of a Fact Sheet, a map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is authorized and directed to advertise a public hearing to be held on February 4, 1982, at 1:30 p.m. in the Board Room of the Authority, on the Development Plan for a Planned Development Area zoning designation requested by Massachusetts General Hospital for 10.5 acres of land, bounded by Charles, Fruit, Parkman, and Blossom Streets in the West End section of the city of Boston.

Copies of a memorandum dated January 21, 1982 were distributed re Proposed Amendment to Development Plan for Planned Development Area No. 10 - The Brigham and Women's Hospital, Inc., Francis Street in the Fenway, attached to which were copies of a letter dated January 12, 1982 from Harvard University; a letter dated January 21, 1982 from the Commonwealth of Massachusetts Executive Office of Environmental Affairs; a Certificate of the Secretary of Environmental Affairs on Final Environmental Impact Report, dated March 5, 1980; a memorandum dated March 5, 1980 from Kenneth A. Hagg, Acting Director of the Division of Air Quality Control; a letter dated January 12, 1982 from Brigham and Women's Hospital; a Fact Sheet; a map indicating the location of the area; an Amendment to Development Plan for Planned Development Area No. 10, dated January 21, 1982; an undated memorandum from Mission Hill Planning Commission; and five proposed votes.

The Chairman introduced a letter dated January 21, 1982 from Leslie Payne, President of Mission Hill Planning Commission.

The Chairman announced that because he was not present during the Public Hearing, at which this matter had been taken under advisement, he would take no part in the vote.

On motion duly made and seconded, it was

VOTED: That, in connection with the Amendment to the Development Plan for Planned Development Area No. 10, requested by The Brigham and Women's Hospital, Inc. (formerly Affiliated Hospitals Center, Inc.), for the addition of two new structures on the portion of the map of said Plan originally designated as "Old Peter Bent Area", the Boston Redevelopment Authority finds that said Amendment:

- (1) Conforms to the General Plan of the City of Boston as a whole;
- (2) Contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

(3) Does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area sub-district designation, as set forth by the Zoning Code of the City of Boston as amended; and

FURTHER

VOTED: That pursuant to the provisions of Article 3, Section 1A of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Amendment to the Development Plan for Planned Development Area No. 10, which Amendment consists of a written document dated January 21, 1982, entitled "Amendment to Development Plan for Planned Development Area No. 10, The Brigham and Women's Hospital, Inc., Francis Street, Roxbury" and of nineteen plans incorporated therein; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby makes and incorporates herein the "Findings Concerning Environmental Impact", set forth in the Director's memorandum to the Authority dated January 21, 1982, and further that it is hereby found and determined that the proposed project will not result in significant damage to, or impairment of the environment, and further that all practical and feasible measures have been taken and are being utilized to avoid or minimize damage to the environment; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Amendment to the Development Plan are in conformity with the said Amendment, authorizes the Director to execute in the name and on behalf of the Authority an Amendment to the Cooperation Agreement to carry out said Amendment to the Development Plan, and

authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the "Amendment to Development Plan for Planned Development Area No. 10, The Brigham and Women's Hospital, Inc., Francis Street, Roxbury", dated January 21, 1982; and

FURTHER

VOTED: That in reference to Petitions Z- , to be brought by The Brigham and Women's Hospital, Inc., for exceptions under Article 6A for three conditional uses and for dimensional deviations for floor area ratio, front, side and rear yards, setback of parapet and off-street loading, in an H-3-D district, to accommodate the construction of a 16-story research building and an ambulatory services and doctors' offices building that is four stories with another story, partially below grade, the Boston Redevelopment Authority recommends that the Board of Appeal approve said exceptions provided that the Zoning Commission has approved the Amendment to the Development Plan for Planned Development Area No. 10 which is adopted by the Authority today and with the proviso that final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority, and authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with the Development Plan for Planned Development Area No. 10 as amended by the said Amendment.

Mr. Farrell abstained.

The aforementioned Amendment to Development Plan for Planned Development Area No. 10 is filed in the Document Book of the Authority as Document No. 4160.



Copies of a memorandum dated January 21, 1982 were distributed re Authorization to Seek Funds and Enter into a Contract, attached to which were copies of a resume and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director, acting on behalf of the Boston Landmarks Commission, be authorized to receive up to \$40,000 in funds in support of a neighborhood preservation program and to sign a personal service contract with Patricia A. Canavan in an amount not to exceed \$20,000 for a period of not more than one year beginning February 1, 1982, with all funding necessary for contract payments paid to the Authority prior to being incurred by the contractor.

Copies of a memorandum dated January 21, 1982 were distributed re Authorization to Engage the Services of the Boston Law Firm of Palmer and Dodge for Special Legal Consulting on the Lease Transaction for Parcels D-10 and 7 in the Government Center and Waterfront Urban Renewal Project Areas, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be and hereby is authorized to retain the firm of Palmer and Dodge for consultant services to aid in the lease negotiations for the development of Parcels D-10 and 7 in the Government Center and Waterfront Urban Renewal Project areas, for a total fee not to exceed \$15,000 for a four month period.

Mr. Farrell voted "Nay".

Copies of several memoranda dated January 21, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: To give the Director leave to withdraw the memorandum in reference to Petition Z-5484, brought by Dorothy Abbe & Eastern Harbor Associates, Inc., 50 Redfield St., Dorchester, for two variances to erect a four story office structure in a manufacturing (M-1) district.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5515, brought by Theodore Parker Unitarian Church, 1861 Centre Street, West Roxbury, for a conditional use to continue existing occupancy as parish house, church and day care center in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided that provisos 2 through 5 of Board of Appeal decision 6/23/81 remain in effect, namely:

- that supervised fire drills be held at least twice a year;
- that the day care center will be limited to 24 children;
- that the conditional use is being granted to the petitioner, Joanne Fitzpatrick, only; and
- that staff parking be in the minicipal parking lot.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5460, Z-5461, Z-5465, Z-5468, Z-5469, Z-5475, Z-5476, Z-5485, Z-5487, Z-5493, Z-5496, Z-5497, Z-5501, Z-5502, Z-5503, Z-5512.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4161.

Copies of several memoranda dated January 21, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To accept the following retirements and resignation

: submitted to the Authority:

RETIREMENTS

NAME	POSITION CLASSIFICATION	SALARY	EFFECTIVE DAY _____
Theresa B. Connolly	Clerk	\$4.75/hr.	December 31, 1981
John W. Dargin	Accountant II	\$18,517	December 31, 1981

RESIGNATION

Ronda S. Canter	Asst. General Counsel	\$25,146	February 19, 1982
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PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the upgrading and promotion of Robert Kroin from Senior Architect, Grade 15 - Step 5, at \$26,266 per annum to Chief Senior Architect, Grade 16 - Step 8, at \$33,297 per annum, effective January 25, 1982.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To extend the temporary appointments through February 26, 1982 for James Leitner, Denise Parisi, Delcine Palmer, Alex Taft, Bruce Desmond, Joseph T. Kowalik, Martha Goldsmith, Nina Primm, Lisa Savereid and Kerry Dacey as Members of the Mayor's Policy Planning Staff at no increase in the individuals' compensation.

PERSONNEL MEMORADUM #4

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract for accounting services with Joseph R. Fitzsimmons; said contract price not to exceed \$5,363 for services at a daily rate of \$82.50. This contract is to be effective January 1, 1982.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Mitchell Fischman, Coordinator of Institutional Planning, for attendance at the Financial Analysis and Development course - Harvard Graduate School of Design, beginning February 16, 1982, at an individual registration fee of \$350.00.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Matthew Coogan, Project Coordinator, South Station and Fort Point Channel for attendance at the Sixty-First Annual Meeting of the Transportation Research Board held in Washington, D. C. on January 16, 1982.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, February 4, 1982 at 12:00 Noon.

The Chairman recommended that the Members enter into Executive Session to consider the determination of real estate acquisition prices.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

On roll call, the following voted "Aye": Messrs. Farrell, Walsh, Flaherty, and Jones; and the following voted "Nay": None.


The Members entered into Executive Session at 5:15 p.m.

The Members came out of Executive Session at 5:20 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:20 p.m.

  
Secretary

MINUTES OF EXECUTIVE SESSION  
REGULAR MEETING OF THE  
BOSTON REDEVELOPMENT AUTHORITY  
\_\_\_\_\_ JANUARY 21, 1982 \_\_\_\_\_


Copies of a memorandum dated January 21, 1982 were distributed re North Station Project, Establishment of Fair Market Value - Certificate No. 4, Parcel 167A-18, 20 Lomasney Way; 168A-9, 66-72 Causeway St., 12-14 Nashua St., 14 Billerica Street; attached to which were copies of a Resolution and two pages of Certificate No, 4,

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR MARKET VALUE IN THE NORTH STATION PROJECT AREA<sup>11</sup> was introduced, read and considered.

On motion duly made and seconded, it was unanimously  
VOTED: To adopt the Resolution as read and considered.

On roll call, the following answered "Aye": Messrs. Farrell, Walsh, Flaherty, and Jones; and the following answered "Nay": None.

The aforementioned Resolution and Certificate No. 4 are filed in the Document Book of the Authority as Document No. 4162.

  
Secretary